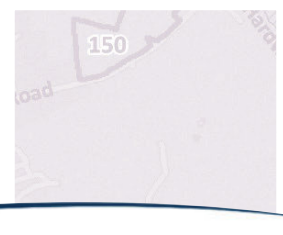
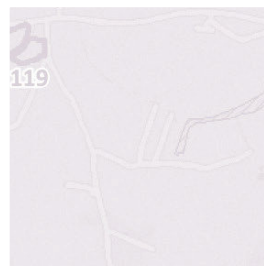
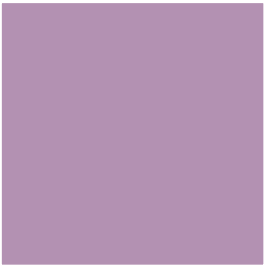
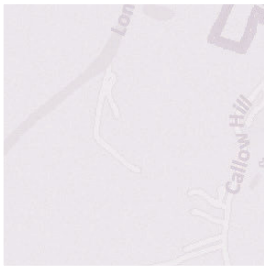


# Strategic Land Availability Assessment

SLAA Report January 2018



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## Important Notice: Disclaimer

The SLAA is a key part of the evidence base that will be used to inform the Council's future Local Plan but does not in itself constitute planning policy. It is important to note that the SLAA **does not** formally allocate sites for development and the identification of a site in this document as having the potential for housing or other development is based on the evidence before the Council at the time of writing. The SLAA will not prejudice the determination of any subsequent planning application for that site nor does it influence the Council towards the favourable consideration of any future planning applications for the development of that site.

Any comments made in relation to a particular site do not constitute a planning brief or formal planning advice.

All proposals for housing development arising during the plan period will be considered on their individual merits in relation to adopted and emerging development plan policies and other material considerations relevant at the time of determination. At this present time all planning applications are being assessed according to the adopted development plan. In Runnymede, this is the NPPF, Runnymede Borough Local Plan Second Alteration (2001) (saved policies), the Surrey Minerals Plan 2011 and Aggregates Recycling Joint Development Plan Document (2013) published by Surrey County Council and policy NRM6 of the South East Plan (SEP).

The Council accepts no liability for any costs, liabilities or losses arising as a result of the use of, or reliance upon, the contents of this report.

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*Table 2: Estimated Runnymede Housing supply for the Plan period*

## Executive Summary

The purpose of the SLAA is to help the Council identify specific sites that will help meet housing and/or employment requirements within Runnymede and the wider Housing Market and Functional Economic areas.

This Strategic Land Availability Assessment (SLAA) is an update to the Runnymede interim Strategic Land Availability Assessment (SLAA), published in 2016. The document has been produced in accordance with national planning policy and guidance and the jointly produced SLAA methodology with Spelthorne Borough Council (which was published in December 2015), who share the same Housing Market Area (HMA).

The SLAA has not been jointly prepared with neighbouring authorities on the basis that these authorities are at different stages of Local Plan preparation. However, this does not preclude the authorities producing a joint SLAA in the future and officers in the Runnymede/Spelthorne HMA continue to work collaboratively and on an ongoing basis with each other on matters related to meeting housing and other development needs.

The SLAA evidence is used to assist the Council in identifying the supply of housing, which will help deliver the objectively assessed housing requirement across the HMA as identified in the SHMA, as far as possible. The outcomes in relation to the housing supply will form the basis for ongoing conversations with Spelthorne Borough Council and neighbouring HMAs in relation to how any unmet housing needs will be met.

178 sites have been considered as part of this process, utilising a number of sources of supply. A list of all sites can be found at appendix 1 and the assessment of sites is available to view in the SLAA site book<sup>1</sup>.

37 sites are considered to meet the SLAA site criteria and are deemed suitable, available and achievable for development and therefore could be delivered within the first five years of the Plan. Taking account of sources of supply and assumptions, officers estimate that the five year supply of housing is 3212, which includes sites under construction and an element of C2 (older) to C3 conversion.

The Council must also deliver additional housing to meet the shortfall not already delivered since the start of the Plan period (to be delivered early in the Plan period) and also provide a buffer (moved forward from later in the plan period) to ensure choice and competition in the market and to ensure a realistic prospect of achieving the planned supply.

Officers estimate the average annual housing delivery figure to be 494 dwellings per annum between 2015-2030.

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<sup>1</sup> <https://www.runnymede.gov.uk/article/10103/Strategic-Land-Availability-Assessment-SLAA-previously-known-as-the-SHLAA>

## Introduction

1. The Strategic Land Availability Assessment (SLAA) has been produced in accordance with the jointly produced SLAA methodology between Runnymede and Spelthorne Borough Councils, who are identified as sharing the same Housing Market Area (HMA) as Runnymede in the Runnymede/Spelthorne Strategic Housing Market Assessment (SHMA), first published in November 2015 and refreshed in January 2018<sup>2</sup>. The SHMA identifies an objectively need for housing in the HMA, the portion of which attributed to Runnymede 498 dwellings per annum. The SLAA identifies the land supply in the Borough, which will help meet identified housing needs.
2. Importantly, the SLAA also identifies land for other uses besides housing; in particular, sites that could be used to help meet identified needs for employment. The Council's draft Employment Land Review, March 2016, has been sensitivity checked by consultants. The consultants in the refreshed SHMA suggest the amount of land needed to meet the B-use economic needs in the borough is between 6.8-8.6ha for B1a/b uses and 5.1 ha and 6.9 ha for B1c/B2/B8 uses over the Plan period. The SLAA identifies a B-use supply of some 198,000 gross sqm of floorspace and includes land at Byfleet Road, which is proposed for allocation through the Local Plan.
3. The evidence contained in the SLAA assessment has been used to underpin policies contained within the draft Local Plan, which will be consulted on in early 2018.

## Assessment

### Methodology – Stage 1: Identification of sites and broad locations

4. As set out in the SLAA methodology<sup>3</sup>, a number of sources have been utilised to identify potential SLAA sites.
5. The primary source was the call for sites exercise, which took place between October 2016 and January 2017. Other sources of sites included Local Plan consultations; withdrawn/refused planning applications; urban regeneration of a number of Council-owned sites (as set out as being an important source of supply in the Government's 2017 Housing White Paper); vacant/derelict land; proposed urban extensions (informed by Green Belt Review work and Site Selection assessment and included in the Council's draft Local Plan) (see appendix 1 for a breakdown of the sources of sites considered).
6. For vacant and derelict land, officers have looked at empty property data provided by different departments within the Council and identified sites as at 1st July 2017 that were vacant. On closer inspection of these sites, most were only vacant in the short term or were already considered through the SLAA as part of larger SLAA sites, including proposed allocations (see appendix 3). There were also a small number of sites that were constrained in terms of flooding and/or Green Belt, which left only a small number of sites that could be considered further. None of these

<sup>2</sup> <https://www.runnymede.gov.uk/article/10102/Strategic-Housing-Market-Assessment---SHMA>

<sup>3</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=14855&p=0>

sites met the SLAA threshold of providing 5 net units or more and so would be considered as windfall.

7. Included within the potential supply of land are parcels identified in the independent strategic Green Belt Review, produced for the Council in December 2014 by ARUP and a further refined review undertaken in March 2017<sup>4</sup>. The reviews used a robust methodology, which identified 15 parcels of land for further consideration by the Council which do not meet, or which only weakly meet the purposes of including land within the Green Belt, and as such could be considered further by the Council for inclusion in the urban area, where they could then potentially be capable of delivering development. Officers have since been proactive in contacting all land owners within the proposed allocations to identify whether the land is available. The responses from this consultation have generally been positive. The Council continues to work with landowners to ensure that the latest information about when land is likely to be available for development is clearly understood.
8. As part of the more fine-grained Green Belt review, additional land was identified for further consideration. All sites were assessed through the Site Selection Methodology and Assessment<sup>5</sup> work and the evidence together with the Regulation 18 consultations informed the draft Local Plan allocations. Detailed site capacity work has been undertaken on these sites, which have also been through Habitats Regulations and Sustainability Appraisal work. This work has fed into the SLAA site assessments.
9. Stage one and two of the Runnymede Green Belt villages review<sup>6</sup> has been completed, which makes recommendations to include Thorpe village in the urban area. An amended village boundary at Thorpe was consulted on and the Council is proposing to include Thorpe in the urban area in its draft Local Plan. Sites that fall within the new proposed urban area have been considered on this basis, also taking account of other constraints that might exist.
10. The remaining reserve housing sites, as identified through the Runnymede Local Plan second alteration 2001 (Coombelands, part of Franklands Drive; Wick Road; Hanworth Lane; Pyrcroft Road; Brox End) have also been included. Some of these sites now have an extant planning permission for development. Each of these sites is considered through the SLAA site assessments. Byfleet Road is a draft allocation for commercial use.
11. A total of 178 sites have been considered and a further 38 sites were discounted from the SLAA because they were complete, had not been promoted for three years or were considered as part of a wider SLAA site (a full list of these sites can be found at appendix 2). In addition, officers contacted the Council's head of Commercial Services to identify further land available for development. Officers also utilised the knowledge of Development Management colleagues to highlight potential sources of supply. In addition, development market and community planning panels were asked if they knew of any land that could be considered.

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<sup>4</sup> <https://www.runnymede.gov.uk/article/11311/Green-Belt-Review>

<sup>5</sup> <https://www.runnymede.gov.uk/article/12181/Site-Selection-and-Capacity-Work>

<sup>6</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=14651&p=0>

12. Information on how the Council has engaged with relevant partners as part of the Duty to Cooperate can be found on the planning policy web pages<sup>7</sup>.

### **Methodology – Stage 2: Site/broad location assessment**

13. The joint SLAA methodology<sup>8</sup> sets out the approach to be taken to assessing sites in terms of constraints (absolute and suitability constraints) within the Borough, which would impact on the suitability of a site for development. Availability and achievability are also considered at this stage. As part of the whole plan viability work being undertaken, the Council's proposed development allocations have been assessed and it is concluded that the draft policies contained within the draft Local Plan would not affect the overall viability of these sites.
14. All existing SLAA sites have been reviewed. Where any changes to site boundaries or other changes in circumstances have been identified, these have been taken account of in the current site assessment. In addition, the planning status of sites considered in the interim SLAA were monitored to ensure that the assessment is as accurate as possible. Some sites have now been deleted (a list of sites and reasons for deletion can be found at appendix 2).
15. After an assessment of suitability was undertaken, an assessment of site capacity was made. When estimating the potential yield of a site, various factors were considered, including physical constraints, policy constraints and planning history. In order to identify the site constraints on any given site, the Council's GIS mapping system, Maps, was interrogated.
16. In addition, work has been undertaken by officers to determine the general mix of different sized homes needed in the borough, which has fed in to a draft Local Plan policy on housing mix and size and has also provided officers with a guide as to the capacity of some sites. This analysis can be found on the Council's webpages<sup>9</sup>.
17. Any sites submitted through the annual call for sites provide information that can also be used in the site assessment and are used to help estimate site yields and timing of delivery. Further input was received from the Council's environmental health officer on potential land contaminations issues and from the Minerals & Waste planning authority on safeguarded land, which was factored into the relevant site assessments.
18. Sites cannot be considered achievable by definition in the first five years if they have been identified as unsuitable or unavailable during this time. Where a site may be available beyond five years and is suitable, an estimate of when it could come forward and its capacity is provided.
19. All SLAA sites can be viewed on the Council's interactive map<sup>10</sup>.

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<sup>7</sup> <https://www.runnymede.gov.uk/article/10643/The-Duty-to-Co-operate>

<sup>8</sup> <https://www.runnymede.gov.uk/CHttpHandler.ashx?id=14855&p=0>

<sup>9</sup> <https://www.runnymede.gov.uk/article/5245/Housing-policy-documents-and-guidance>

<sup>10</sup> <http://maps.runnymede.gov.uk/website/rmaps/main.html>



20. Sites contained in the SLAA have informed the Council's Brownfield Register, a Government requirement.

### Methodology – Stage 3: Windfall assessment (where justified)

21. Annex 2 of the NPPF states that windfall sites '*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available*'. In Runnymede, this historically applies to small-scale sites.
22. As set out in the NPPF and the SLAA methodology, small-scale windfall has consistently formed part of the housing supply in Runnymede and so the SLAA will continue to include a windfall allowance in the housing trajectory. For the purpose of the SLAA, windfall in Runnymede is considered to be sites capable of delivering up to 4 net dwellings, but discounting what is considered to be garden land and which includes change of use. This approach has been utilised so as to avoid double counting with sites considered through the SLAA as meeting the PPG's site delivery threshold.
23. In understanding the future windfall supply, completions from April 2012 to March 2017 have been analysed. Any sites included in the site book that were considered able to deliver fewer than 5 net units are taken account of through the future windfall supply.
24. The figure for windfalls completed over this period is 105 and is broken down by year in table 1 below.

Year	Windfall figure
2012/13	12
2013/14	19
2014/15	40
2015/16	9
2016/17	25
<b>Total</b>	<b>105</b>

Table 1: Windfall completions in Runnymede

25. Table 1 shows there is a consistent delivery of smaller sites and including a windfall allowance in the housing land supply is justified.
26. As part of the trajectory, it is reasonable to assume that, overtime, windfalls will reduce and so this has been factored in to the housing supply calculations.
27. In conclusion, it is considered that the windfall allowance (21) per year for the first five years) is realistic, being based on past trends over a reasonable period of time, and in the context of Runnymede, where there is a strong housing market. Based on the data collected for the SLAA, there is no evidence to suggest a significant downward trend in small-scale windfalls in years 1 to 5. Notwithstanding this, it is

recognised that the character and capacity of any given urban area will at some stage reach a point of saturation, which will decrease the likely delivery of windfall development. The SLAA methodology suggests that a precautionary approach should be taken and a lower delivery rate of windfall development has been included within the housing trajectory for years 6 to 15.

28. Prior approvals (both large and small) can also make a contribution towards the housing supply. Like windfall, over time it can be assumed this supply source will reduce. Like small-scale windfall, prior approvals are not considered through the SLAA assessments, but are included in the trajectory, which ensures there is no double counting.
29. Beyond year 15, it is considered there is too much uncertainty and therefore the SLAA will only consider a rolling 15 year delivery period to ensure a greater degree of confidence in what will be delivered.

#### Methodology – Stage 4: Assessment review

30. Once the sites and broad locations were identified, the development potential of the sites were assessed and used to produce an indicative trajectory. This sets out the range of each site's development potential for residential development and when these sites could be developed (in years 1 to 5, 6 to 10 or 11 to 15).
31. Information utilised as part of PAS guidance on viability work has been used, which provides an insight in to how many units might be expected to be completed on development sites<sup>11</sup>.
32. Other LPAs use lead-in/build-out data and consider this to be accurate in calculating the housing trajectory, so much so that it is not deemed necessary to apply an 'under delivery discount' for non-implementations. For Runnymede, however, considering non-implementations is a useful tool in determining a realistic housing supply. The data has been used to compare granted planning applications between 2010 and 2013 against completions between 2010 and 2016. Any application that was granted but expired within three years was considered to be a non-implementation. These sites were then reviewed and if there was a subsequent live application on the site, this was included towards implementations. The information contained in Appendix 4 suggests that the underdelivery discount figure applied in the interim SLAA housing trajectory of 20% was a little cautious and therefore, an average figure of 15% based on local data is considered more accurate and realistic. This figure is applied to sites that do not benefit from planning permission, or do have planning permission but have not started. The exception to this are the proposed Local Plan allocations, as officers have engaged with land owners/promoters throughout the Local Plan process and are satisfied that the sites will come forwards in the time periods set out in the housing trajectory.
33. Any sites that were under the appropriate size thresholds (ha); had been developed; or had other circumstances which meant that they were no longer available were not considered in the SLAA. The excluded sites can be found in appendix 2. Sites that would be unable to deliver the required amount of development (5 net dwellings or

<sup>11</sup> <http://www.regenerate.co.uk/Viability%20&%20Planning.pdf>

500m<sup>2</sup> of employment) are assessed through the SLAA and taken account of through windfall calculations.

34. See appendix 6 for the housing trajectory.

### **Specialist accommodation**

35. When considering the contribution of different forms of housing to the housing land supply, the PPG specifically references that housing for older people and students should be considered and can be counted against the housing requirement. The PPG also states that *'evidence that development proposals for accessible and manageable homes specifically for older people will free up under-occupied local housing for other population groups is likely to demonstrate a market need that supports the approval of such homes'*. This would also release housing back in to the market to count towards the five year housing land supply.

### **Older People**

36. It is recognised in the PPG that *'older people have a wide range of different housing needs, ranging from suitable and appropriately located market housing through to residential institutions (Use Class C2)'*. In considering the accommodation requirements for older people, since the publication of the interim SLAA, officers have continued to work with Adult Social Care at Surrey County Council to better understand the needs for older peoples' housing over the period of the Local Plan.
37. In terms, of the contribution this form C2 accommodation can make to the housing supply, the Council has contacted care providers in Runnymede to help determine whether specialist care provision can make a contribution towards the housing supply. A 50% response rate to a questionnaire sent out was received. From the data provided by 12 providers, 73 of the 235 bed spaces were occupied by people who had lived alone prior to moving to the provider's accommodation, which suggests that these homes could be released to the market. This represents almost a 3:1 ratio, which has been utilised by the Council, where the accommodation is not considered to be independent living.
38. On this basis, specialist accommodation for older people has been included in the housing land supply to help meet the objectively assessed housing need for the HMA.

### **Students**

39. For student accommodation, the PPG says that *'All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting'*.
40. The Runnymede-Spelthorne SHMA 2017 provides detailed information on the student population in the Borough and how the population is likely to grow and be accommodated in the Borough over the period of the Local Plan. Based on this analysis, the SHMA suggests that given the proposed provision of student bedspaces by RHUL, this in itself would offset the additional student growth anticipated over the period of the Local Plan and when coupled with the number of

private sector developments could justify some of the forecast growth in the household population moving to the institutional population which would reduce the objectively assessed housing need in the Borough period. Based on the nature of student occupation, i.e. there is an annual turnover of students and a continuous supply, it is considered that there is unlikely to be a notable release of additional homes in the general market for other occupiers.

41. Student accommodation is not counted in the five year supply for residential accommodation and has been shown in the trajectory as a separate entry.

### **Gypsies, Travellers and Travelling Showpeople**

42. Traveller needs have been updated for the Council by independent consultants in January 2018<sup>12</sup>. The updated accommodation assessment has identified a need for 131 traveller pitches and plots over the Plan period. The Council's draft Local Plan sets out that the proposed allocations will meet some of the identified needs and the trajectory identifies the number of pitches that can be delivered.
43. The owners of all the SLAA sites submitted through the call for sites set out what uses they would consider the land to be used for and there were few sites where the owner specifically said traveller accommodation could be considered. Those sites that were submitted specifically for consideration for traveller accommodation were mostly considered to be unsuitable for development as it would amount to inappropriate development in the Green Belt.

### **Self & custom build**

44. The Council is required to keep a self-build register for individuals who want a plot of land to build on. This gives an indication to the Council of the demand and to date, 143 individuals have registered their interest in a plot. The draft Local Plan includes policy on self and custom build. It is not considered that this type of residential development would have more land take than market housing and so this does not specifically have an impact on SLAA site assessments.

### **Employment**

45. The call for sites extended invitations for land to be considered for development uses other than housing. The SLAA methodology sets out the circumstances in which land would be considered for other uses. Information from the draft Employment Land Review has fed into the site assessments, indicating whether current employment sites that have been submitted for consideration for residential use would be suitable for such uses. With particular regard to town-centre locations, sites that may be developed would be suitable for mixed-use schemes.

The PPG states that there is no requirement to produce a trajectory for employment uses to identify a land supply and as such a trajectory for employment uses is not included in this SLAA. The Local Plan will confirm the level of employment development anticipated over the period of the Local Plan and its spatial distribution.

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<sup>12</sup> [https://www.runnymede.gov.uk/media/17664/Gypsy-and-Traveller-Accommodation-Assessment/pdf/2018\\_01\\_10\\_Runnymede\\_GTAA\\_Final\\_Report\\_inc\\_TN.PDF](https://www.runnymede.gov.uk/media/17664/Gypsy-and-Traveller-Accommodation-Assessment/pdf/2018_01_10_Runnymede_GTAA_Final_Report_inc_TN.PDF)

The Council will continue to monitor the supply of employment land on an annual basis.

### Methodology – Stage 5: Final evidence base

46. The SLAA methodology sets out the requirements of the NPPF for local planning authorities to identify and update annually their housing land supply evidence for the Plan period, through the SLAA evidence.
47. The updated SHMA states that there is an objectively assessed housing need (OAN) within the HMA apportioned to Runnymede of 498 dwellings per annum. Table 2 helps the Council to identify how much of the OAN can be met in Runnymede and supports draft Local Plan policies.
48. The SLAA site assessments estimate the land supply over the Plan period as follows:

Delivery period	Supply of dwellings
No. dwellings delivered (yr 1+2)	561
Dwellings delivered in yrs 3-7 (deliverable)	3407
Dwellings delivered in yrs 8-12 (developable)	2361
Dwellings delivered in yrs 13-15 (developable)	1084
<b>Total</b>	<b>7413</b>
<b>Per year delivery (15 years)</b>	<b>494</b>

*Table 2: Summary of housing land supply*

49. The figures in the table, informed by the trajectory, include proposed Green Belt releases; windfall sites; prior approvals; estate regeneration; an allowance for some C2 and traveller provision.
50. At this stage, sites without planning permission have not been included in the five year housing land supply, unless they are a proposed allocation or it is known that pre-application discussions have taken place in the recent past.
51. For employment, there are no requirements to identify a 5-year supply of land. The Council is proposing to allocate land through the Local Plan at Byfleet Road and the SLAA identifies additional B-use floorspace. A range of other employment sites also benefit from extant planning consents for additional B class floorspace which will help meet identified needs.
52. The Council will monitor delivery of sites through its Annual Monitoring Report, which will help update the SLAA on an annual basis, as well as monitoring the Local Plan.

### Conclusions, monitoring and next steps

53. The evidence contained within the SLAA has helped inform the drafting of the housing and employment policies in the draft version of the Local Plan. The draft Local Plan consultation will take place in early 2018 and will be made available on the Council's planning policy webpages for comment.
54. The SLAA will be submitted with the Local Plan and other evidence for examination.

## Appendices

### Appendix 1 Sources of supply

Source of supply	No. Residential units	Notes
Call for sites and Local Plan consultation	260	
Annual Monitoring Report	None identified	
Council-owned land, including estates regeneration. Redevelopment/redesign of existing residential/economic areas	729	
Proposed development allocations, opportunity areas and new free standing settlements)	3902	
Sites reserved for housing in previous Local Plans	775	
Planning applications refused or withdrawn	13	
Unimplemented/outstanding planning permissions for housing	210	
Sites with planning permission for housing that are under construction	297	
Pre-application discussion that is not considered confidential	0	Some sites subsequently granted pp and considered through SLAA; some prior approvals and considered in the trajectory; some below 5net and considered as windfall in trajectory; some not given permission to be considered through the SLAA
Survey of local land agents listings to consider the suitability of any plots of land for sale, review of redundant offices/commercial land.	0	No suitable land identified, given constraints (checked in early 2017, mid 2017 and early 2018)
	0	Data collated in mid-2017. Most fall under the SLAA 5net threshold or are already considered through other SLAA sites.
Ordnance Survey maps and aerial photography Register of public sector land	0	Criteria for ordnance survey work -urban area, not in flood zone 3b -Not open space, school, if in floodzone 3a or 2 safe means of escape -not SSSI, SANG, SNCI, ancient tree, TPO -0.05 ha or larger/500sqm

		Register of public land searched in late 2016, mid 2017 and early 2018.
<b>Neighbourhood Plan Forums</b>	0	Land identified already considered through the SLAA
<b>Data from key statutory bodies (such as the County Council)</b>	0	Sites submitted by the County for other uses
<b>Development Market Panel and Community Planning Panel</b>	0	Two areas of land suggested; however one already considered through the SLAA and one no further information provided to confirm the location of the site
<b>C2 to C3 allowance</b>	191	See trajectory

Nb., there is potential that some residential units could fall in to more than one category; however, are only accounted for once in this table.



## Appendix 2 Deleted sites

Site ID	Name	Reason for deletion
7	Land adj river Bourne	considered as part of wider SLAA site 260
11	32 Burcott Gardens	Last promoted in 2014. Site not considered capable of accommodating 5 net dwellings given constraints
76	Hogsters farm	Not promoted for a number of years
97	DERA north	Considered as part of wider Longcross Garden village (site 99)
100	Heather Drive/Shrubbs Hill Lane	Not promoted for a number of years
101	Knowle Hill and Wellington Avenue	not promoted for ages
112	Ferlands Open Space & 22 Ferndale Avenue	Complete
113	100-106 Church Road	Complete
115	18 & 19 Riverside	Last application expired. Not promoted
118	Lyne Lodge, Bridge lane	not promoted, no app. remove
119	Lyne Lodge, Bridge lane	not promoted, no app. remove
140	Land on the north side of Pretoria Road	Complete
142	Former Dairy Crest site, 30 High Street	Not promoted for a number of years, despite contacting land owner
152	The Royal Standard, Stroude Road	Not promoted for a number of years
159	South Lodge Farm	Not promoted for a number of years
161	Land to the East of Mixnams Lane	Not promoted for a number of years
164	Land at 507 Stroude Road	Not promoted for a number of years
166	Land at Muckhatch Lane	Not promoted for a number of years
171	Land adj 1 Ayebridges	Complete
172	Wheatsheaf Service Station	Not promoted for a number of years
173	Rodwell Farm Nursing Home, Rowtown	Complete
174	Land at Fairfields, Hurst Lane	Not promoted for a number of years
179	St Augustine's Care Home	Not promoted for a number of years, planning application expired
187	27 High Street	Complete
188	199 High Street, Egham	Not promoted for a number of years
194	168 High Street	Complete
195	52 station Road, Egham	Complete
196	57-61 Egham Hill	Complete
197	67-69 Woodham Lane	Complete
200	Heriot House	Considered as part of wider SLAA site 201
221	Longcross Barracks	Considered as part of wider Longcross Garden village (site 99)
242	10A Woodham Lane	Complete
243	168 b-e High Street	Considered as part of wider Egham Gateway

		West site (ID 157)
244	50 Rusham Road	Complete
245	1-14 St Judes Cottages	Complete
246	The Mews Coopers Hill Lane	Complete
251	Land north of Dashwood Lang Road	Complete
252	Hamilton Court	Complete

In addition, with regard to proposed allocations, smaller parcels of land have been considered as part of the wider allocation

### Appendix 3 Vacant/derelict sites

Vacant site as at 1/7/17	Part of wider SLAA site
Building 99, Longcross Studios, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	Longcross Garden Village
Building 108, Former Dera Site, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
Building 12, Former Dera Site, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
Building 19, Longcross Studios, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
Building 53, Longcross Studios, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
L82, Longcross Studios, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
Building 24 Hangers 1 & 2, Longcross Studios, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
Building 13a, Former Dera Site, Chobham Lane, Longcross, Chertsey, Surrey, KT16 0EE	
Unit D, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	Padd Farm
Mezzanine Flr At, Multichoice Designs Ltd, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Rossway Transport Services Ltd, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Land Adj To Sports Events Services, Padd Farm, Hurst Lane,	

Egham, Surrey, TW20 8QJ	
Unit C, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Unit A , Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Unit E, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Sports Events Services, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Unit L, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
J & K Plant Hire, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Lhs Unit A, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Ice Immediate Warehouse, Unit B, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Storage At, Unit B, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
Unit F, Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
The Rear Yard At Padd Farm, Hurst Lane, Egham, Surrey, TW20 8QJ	
1, High Street, Addlestone, Surrey, KT15 1TL	1 High Street & 2 Church Road
Office 6, 1st Flr 42a, High Street, Egham, Surrey, TW20 9DP	Strodes College Lane Opportunity Area
Office 12 At 2nd Flr, 42a, High Street, Egham, Surrey, TW20 9DP	
Suite 6, 1st Flr Rear, 40-41, High Street, Egham, Surrey, TW20 9DP	
Suite 3, 1st Flr, 40-41, High Street, Egham, Surrey, TW20 9DP	
Gnd Flr Rear & 1st Flr Rear, 40-41, High Street, Egham, Surrey, TW20 9DP	
R/O 40-41, High Street, Egham, Surrey, TW20 9DP	
1st Floor Office 2, Blays House, Wick Road, Englefield Green, Egham, Surrey, TW20 0HJ	Blays House

1st Flr Unit 2, Stoneylands Road, Egham, Surrey, TW20 9QR	Unit 2, Stoneylands Road
2nd Flr, 168, High Street, Egham, Surrey, TW20 9HP	Egham Gateway West
1st Flr, 168, High Street, Egham, Surrey, TW20 9HP	
2nd Floor, 160-162, High Street, Egham, Surrey, TW20 9HP	160 - 162 High Street, Egham
1st Floor, 160-162, High Street, Egham, Surrey, TW20 9HP	
Storage Land, R/O 171-175, Station Road, Addlestone, Surrey, KT15 2AX	Addlestone East
Land At, Mayflower Nurseries, Thorpe Lea Road, Egham, Surrey, TW20 8JL	Thorpe Lea Road West
The Grange Offices At Cemex, Coldharbour Lane, Thorpe, Egham, Surrey, TW20 8TD	Cemex House

#### Appendix 4 Non-implementation calculation

Type of development (no. units) (Net)	No. applications	No. units	Expired units-net	Units expired %
Small-scale windfall (1-4)	91	131	9	6
Small (5-10)	13	80	0	0
Medium (11-50)	7	119	67	56
Large (51+)	1	104	0	0
<b>Total (average)</b>	<b>112</b>	<b>434</b>	<b>76</b>	<b>15.5</b>

#### Appendix 5 All SLAA sites

Site ID	Name Of Site
<b>2</b>	Woodcock Hall Farm, Green Road, Thorpe
<b>4</b>	Barrsbrook & Barrsbrook Cattery, Guildford Road
<b>13</b>	Stroude Farm, Stroude Road
<b>14</b>	Brox End Nursery, Ottershaw (Reserve Site)
<b>15</b>	Bourne Car Park

17	Land at Coombelands Lane (Reserve Site)
18	Land North of Thorpe Industrial Estate, Thorpe Lea Rd
19	Oak Tree Nurseries, Stroude Road
22	Land South of St Davids Drive & Roberts Way
24	Land at Prairie Road, Hatch Close & Hatch Farm
28	Great Grove Farm, Murray Road
29	Charwood Nurseries
30	CABI. Bakeham Lane
32	Coltscroft, Rosemary Lane
36	Sandylands Home Farm East, Blays Lane
37	Wick Road, Englefield Green (Reserve Site)
38	Thorpe Park Farm, Staines Road
42	Cemex 1 Ten Acre Lane
44	CEMEX Thorpe 3, Coldharbour Lane
46	Land at Great Grove Farm (Charter Park)
48	Hanworth Lane, Chertsey (Reserve Site)
49	Land at Aviator Park, Station Road
50	Brunel University site, Coopers Hill Lane
51	Byfleet Road site
52	Dial House, Englefield Green
53	Addlestone one
56	Land at Green Lane/Norlands Lane/Chertsey Lane, Thorpe
59	Hurst Lane
60	Chilsey Green Farm, Pyrcroft Road (Reserve Site)
62	Land at Addlestone Moor, Addlestone
75	85 Woodham Park Road, Woodham
77	232 Brox Road
99	Longcross Garden Village
103	Stroude Road, Egham
107	Marshall Place
120	Land adjacent to Hythe Farm, 81/83 Hythefield Avenue
121	Luddington Farm, Stroude Road
122	79 & 79a Woodham Park Road
123	CEMEX House, Coldharbour Lane
129	Wey Manor Farm
132	Ledger Drive
141	160-162 High Street
143	Alwyn House, Windsor Street
148	Land rear of 8 Stepgates
154	Land at Howards Lane
156	Blays House Blays Lane
157	Egham Gateway West
158	Land at Squires Garden Centre Holloway Hill
162	Land at Cherrywood Avenue and Ilex Close
165	Egham library-Opportunity Area
167	Brackendene Lodge, Woburn Hill
168	land adj Lyne Farmhouse, Almnors Road
169	Units 1 and 1a Downside, KT16 9DS
170	The Old Police Station, Egham
175	Land at 62, 63 and 64 The Avenue

176	Queen Elizabeth House, Torin Court, Bond Street
177	Royal Holloway University of London campus, Egham Hill
178	10-22 High Street
190	Strodes College Opportunity Area
199	Land to North West of Almnors Road
201	Chertsey Opportunity area
202	Pantiles, Almnors Road, Lyne
203	Warren Yard, Lyne Lane
204	Bellbourne Nursery, Hurst Lane
205	Crockford Bridge Farm, New Haw Road
206	Trys Hill Farm, Lyne Lane
208	Land adj Ulverscroft, Bakeham Lane
210	Primrose Cottage, Longcross Road
212	Home Farm, Stroude Road
215	Land rear of 294 Stroude Road, Virginia Water
216	Land at Abbey River and Burway Ditch, Chertsey
218	Rusham Park, Whitehall Lane, Egham
219	Villa Santa Maria, St Anns Hill, Chertsey
220	Norlands Lane Landfill Site, Norlands Lane, Thorpe
222	Land adjacent to Accommodation Road, Longcross
223	Land to the West of Accommodation Road, Longcross
224	Land adjacent to 62 Addlestone Moor, Addlestone
225	Land adjacent to Sandgates, Guildford Road
226	40 Crockford Park Road, Addlestone
227	Woburn Park Farm, Addlestone Moor
228	Land at Penton Hook Marina, Staines Road
229	Virginia Heights, Sandhills Lane
230	Grove Nursery, Spinney Hill
231	St Peters Hospital, Guildford Road
232	78a Hummer Road
233	6 Northcroft Road, Egham
234	Eden Farm, Virginia Water
235	Willow Farm, Ottershaw
236	Longcross Manor, Longcross Road
238	Lynn's Park, Stonehill Road, Ottershaw
239	19 Woodham Lane, Addlestone
240	Land at Middle Hill
241	Crest House, Station Road, Egham
247	Hannover House, 1 Station Parade, Virginia Water
248	Former Reservoir Site, Lovett Road, Staines
249	Prestige House, 23-26 High Street, Egham
250	Tamesis 1, The Glanty, Egham
253	Egham Gateway East
254	Central Veterinary Laboratory
255	Chertsey Bittams
256	Thorpe Lea Road North
257	Thorpe Lea Road West
258	Virginia Water North
259	Virginia Water West
260	Sandhills and Lyne Lane

261	Virginia Water South
262	Ottershaw West
263	Ottershaw East
264	Addlestone West Allocation
265	Lyne Hill Nursery
266	Land west of St George's College, Woburn Hill
267	land at sewage treatment works, Lyne Lane
268	81-87a Woodham Park Road
269	land east of Thorpe Industrial Estate
270	Land east of Accommodation Road
271	Five Oaks Farm Lyne
272	Great fosters
273	land south great grove farm
274	Allington & 37 47 57 Howards Lane
275	land north of The Avenue, Egham
276	Luddington House
277	The Old Chalet, Virginia Water
278	Redlands Farm
279	land north of Cowley Avenue
280	Garage site Trumps Green Rd
281	land at Clockhouse Lane East, Thorpe
282	Land east of fishing lake, Thorpe Lea Road
283	Garage showroom 1-3 New Haw Road
284	Christmas tree site, Ottershaw
285	Sayes Court Kennels, Addlestone
286	Thynne Lodge Green Lane Staines
287	land west of bridge lane, Virginia Water
288	Brockhurst, Brox Road
289	Webbs, The Green, Egham
290	The field nursery, Brox Lane
291	land ro 436 Stroude Road
292	land east Bishops Way, Egham
293	land north of Kings Lane Englefield Green
296	land adj. Edale, Row Town
298	Egham Leisure Centre
299	Ashdene House
300	land adj 70 Crockford Park Road
301	Laleham Golf Club, Chertsey
303	Two Bridges Guildford Street Chertsey
304	Land west of Roccas Cottage, Great Grove Farm
305	53 Hare Hill Addlestone
306	The Black Horse, New Haw Road
307	Addlestone Lodge and Charton, Ongar Hill
308	Land at the former mushroom farm and the Willow, Rosemary Lane
309	Anners, Village Road
310	Meadowlands Park, Weybridge Road
311	16-18 Victoria Street, Englefield Green
312	Jasmine Cottage, 1 & 2 Home Farm Cottages, Home Farm Stroude Road
313	Pinewood Court, Crockford Park Road

<b>314</b>	Culverdon House
<b>315</b>	Meadlake Place, Egham
<b>316</b>	Units 4-8 Weybridge Business Park
<b>317</b>	Land fronting The Glanty, Staines
<b>318</b>	Addlestone East Allocation
<b>319</b>	9-11 Victoria Street, Englefield Green
<b>320</b>	High Street North-Opportunity Area
<b>321</b>	Church Of Assumption Harvest Road
<b>322</b>	Padd Farm
<b>323</b>	Cacti Nursery Bousley Rise
<b>325</b>	King field, Rowtown
<b>326</b>	Addlestone Quarry
<b>327</b>	Land at St Ann's Park
<b>328</b>	Old library site, Church Road
<b>329</b>	Land r/o 41 Clarence Street
<b>330</b>	1 High Street & 2 Church Road
<b>331</b>	120-122 Bridge Road
<b>332</b>	11 Osborne Road Egham
<b>333</b>	2nd Flr, Chertsey Gate East, 43-47, London Street, Chertsey
<b>334</b>	219, 221 and 225 Station Road Addlestone
<b>335</b>	Unit 2, Stoneylands Road
<b>336</b>	302 Woodham Lane Addlestone
<b>337</b>	2-4 Station Parade
<b>338</b>	18-20 St George's Road



## Appendix 6

	Site	Total site capacity	New housing units (2015-16)	New housing units (2016-17)	New housing units (2017-18)	New housing units (2018-19)	New housing units (2019-20)	New housing units (2020-21)	New housing units (2021-22)	New housing units (2022-23)	New housing units (2023-24)	New housing units (2024-25)	New housing units (2025-26)	New housing units (2026-27)	New housing units (2027-28)	New housing units 28/29	New housing units 29/30
<b>C3 accom</b>	<i>Completions</i>	565	405	160													
	Land at Hanworth Lane, Chertsey	328			50	124	118	36									
	Brunel university site	110			36	54	20										
	Luddington House, Stroude Road, Egham	12									12						
	Webbs, The Green, Englefield Green	14								14							
	Egham Gateway East High Street, Egham	45								45							
	Egham Gateway West	74				14		60									
	Chertsey Opportunity Area	170				42							70	58			
	Chertsey Bittams (Parcel A - Green Lane)	175								50	70	55					
	Chertsey Bittams (Parcel D - Parklands (part))	200								50	75	75					
	Chertsey Bittams (Parcel E - East of Wheelers Green)	100								40	40	20					
	Virginia Water North	120						40			40					40	
	Thorpe Lea Road West, Egham	226					70	90	66								
	CABI, Bakeham Lane, Egham	25								25							
	Ongar Hill Brick Works, Ledger Drive, Row Town	12								12							
	Alwyn House, Windsor Street, Chertsey	35								35							
	Pantiles Nursery, Almnors Lane	20								20							
	Longcross (Garden Village)	1718			70	38	90	150	200	150	150	150	150	150	150	150	120
	Blays House, Blays Lane, Englefield Green	90								30	60						
	Units 1 & 1a Downside, Chertsey	30								30							
	St Peter's Hospital, Guildford Road, Chertsey	405				50	100	100	100	55							
	Virginia Water South	130					40	50	40								
	Land at Hurst Lane, Egham	10													10		
	Chilsey Green Farm, Pyrcroft Road, Chertsey	275									100	100	75				
	Central Veterinary Lab (Parcel B), Row Town	150													50	80	20
	Chertsey Bittams (Parcel B - Woodside Farm)	110													50	60	
	Chertsey Bittams (Parcel C - Land East of Woodside)	35													35		
	Egham Library, opportunity area	40													40		
	Thorpe Lea Road North, Egham	85							35						50		
	Ottershaw East	230					50	90	90								
	Addlestone West Station Road	73								73							
	Addlestone east opportunity area	63						63									
	Garage site, Trumps Green Road	5												5			
	9-11 Victoria Street	10								10							
	High Street North-Opportunity Area	50													50		
	Coltscroft, Rosemary Lane, Thorpe	24						24									
	Thorpe Park farm	20											20				
	Marshall Place Open Space	10				10											
	Land at Howards Lane	6							6								
	Brackendene Lodge, Woburn Hill	10							10								
	Trys Hill Farm	6							6								
	Villa Santa Maria	9							9								
	Brox End Nursery	40					40										
	Coombelands, Hartlands Road	43					43										
	Sandhills and Lyne Lane	11						11									
	Barrsbrook and Barrsbrook cattery	5					5										
	Padd Farm	5						5									
	Wick Road, Englefield Green (Reserve Site)	89			70	19											
	The Black Horse, New Haw Road	9			9												
	The Old Police Station, Egham	13			13												
	Two Bridges Guildford Street Chertsey	13						13									
	Unit 2, Stoneylands Road	14				14											
	1 High Street & 2 Church Road	5				5											
	10-22 High Street	14				14											
	11 Osborne Road Egham	6				6											
	Pinewood Court, Crockford Park Road	5			5												
	120-122 Bridge Road	22				22											
	Land west of Roccas Cottage, Great Grove Farm	6					6										
	Land at Cherrywood Avenue and Ilex Close	12				12											
	Land at Aviator Park, Station Road	212			35	90	87										
	LA Motor Company Ltd 302 Woodham Lane	14				14											

	160-162 High Street	10				10											
	16-18 Victoria Street, Englefield Green	6				6											
	18-20 St Georges Road	7				7											
	219, 221 and 225 Station Road Addlestone	6				6											
	Dial House, Englefield Green	6					6										
	2-4 Station Parade	8				8											
	Addlestone One	188			188												
	Jasmine Cottage, 1 & 2 Home Farm Cottages, Home Farm Stroude Road	7				7											
	53 Hare Hill Addlestone	5				5											
	Estate Regeneration	170										40	50	50	30		

<b>Traveller pitches</b>	Chilsey Green Farm, Pyrcroft Road, Chertsey traveller pitches	5				5											
	Lower Longcross (Garden Village) traveller pitches	10				5				5							
	Central Veterinary Lab (Parcel B), Row Town traveller pitches	2									2						
	Chertsey Bittams (Parcel B + C Green Lane) traveller pitches	4				1								3			
	Chertsey Bittams (Parcel A Green Lane) traveller pitches	5							5								
	Thorpe Lea Road North, Egham traveller pitches	2						2									
	Thorpe Lea Road West, Egham traveller pitches	3				3											
	Ottershaw East traveller pitches	2				2											
	Virginia Water South traveller pitches	2				2											

<b>Specialist-older</b>	<i>Completions</i>	~12 (4*)		~12 (4*)													
	Chertsey Bittams - (Parcel D - Parklands)	93			93 (31*)												
	Brunel University Site, Coopers Hill Lane, Englefield Green	78				78											
	62,63 & 64 The Avenue, Egham	80					80 (27*)										
	Queen Elizabeth House, Torin Court, Englefield Green	47				47 (15*)											
	3 Black Lake Close	6				6 (2*)											
	Lower Longcross	70						70 (23*)									
	Cemex House	60						60 (20*)									
	Brockhurst	14						14 (5*)									
	Bourne Car Park	0															

\*Numbers in brackets represent the C3 equivalent

<b>Specialist-older 15% discount</b>		-10				-2.55	-4.05	-3.75									
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<b>Windfall and prior approval</b>	Small scale Windfall	298			26	26	26	22	22	22	22	22	22	22	22	22	22
	Prior approval (large and small)	256.4			22	22	22	19.04	19.04	19.04	19.04	19.04	19.04	19.04	19.04	19.04	19.04

<b>15% discount</b>	Discounted 15% on certain C3 sites for non-implementation	-138.30	0.00	0.00	-0.75	-24.45	-13.35	-7.95	-4.65	-21.90	-1.80	0.00	-19.50	-16.95	-22.50	-4.50	0.00
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<b>Total</b>		7,414	405	156	554	693	751	809	600	663	586	446	379	287	507	397	181
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<b>Target</b>		535	494	494	494	494	494	494	494	494	494	494	494	494	494	494	494
	Delivery against target	-130	-338	60	199	257	315	106	169	92	-48	-115	-207	13	-97	-313	
	Deficit/excess	-130	-468	-408	-209	48	363	470	639	731	683	568	361	373	276	-37	

<b>Student</b>	Brunel University Site, Coopers Hill Lane, Englefield Green	472				150	150	100	72								
	Royal Holloway University, Egham	1550			621	465	464		2								
	Royal Holloway University, Egham	1100						220	220	220	220	220					
	Crest House, 53 Station Road, Egham	14				14											

	Egham Gateway West, Egham	77						77									
	40-44a High Street, Egham	80					80										
	Ashdene House	29				29											
	Church of Assumption	60						60									

All enquiries about this paper should be directed to:

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